

Land within Both "R(D)" Zone and Current 'VE' of Recognized Villages<sup>@</sup>

OZP Name	OZP No.	"R(D)" Zone within 'VE'	
		Total area (ha)	No. of Applications for NTEH (Small House) considered by TPB since 24.11.2000 <sup>#</sup> )
Kwu Tung South	S/NE-KTS/16	1.46	0*
Ngau Tam Mei	S/YL-NTM/12	1.95	0
Mai Po & Fairview Park	S/YL-MP/6	0.34	0
Kam Tin South	S/YL-KTS/15	7.57	0
Tai Tong	S/YL-TT/16	0.19	0
Tong Yan San Tsuen	S/YL-TYST/12	0.51	2
Yim Tin Tsai and Ma Shi Chau	S/NE-YTT/2	0.90	0
Pak Kong and Sha Kok Mei	S/SK-PK/11	0.31	0
Ho Chung	S/SK-HC/11	0.17	2
Tseng Lan Shue	S/SK-TLS/8	2.33	0
Mui Wo Fringe	S/I-MWF/10	1.50	0
<b>Total :</b>		<b>17.23</b>	<b>4<sup>+</sup></b>

<sup>@</sup> The information of 'VE' of recognized village is based on Lands Department's (LandsD's) current information. It is noted that 'VEs' were found covering Shek Kong and Nam San Wai, Yuen Long in LandsD's previous information, but the concerned 'VEs' no longer exist in LandsD's current information.

<sup>#</sup> The first promulgation of Interim Criteria for Consideration of Application for NTEH/ Small House in New Territories.

<sup>\*</sup> Two deferred cases are not included for analysis.

<sup>+</sup> There are 4 applications in Shek Kong and 2 in Nam San Wai that were within 'VE' when the applications were considered by the TPB, but they are currently no longer covered by 'VE'.



**Applications for NTEH (Small House) on land within both “R(D)” zone and ‘VE’  
Since the first promulgation of the Interim Criteria  
(24.11.2000 to 30.4.2019)**

**A. Overview**

1. There are 10 s.16 applications for NTEH (Small House) falling within both “R(D)” zone and ‘VE’<sup>1</sup> considered by the Town Planning Board (the TPB) since the Interim Criteria for Consideration of Application for NTEH/Small House in New Territories (the Interim Criteria) first promulgated by the Town Planning Board (TPB) on 24.11.2000. The 10 applications are located in 4 areas, i.e. 2 in Ho Chung, 2 in Tong Yan San Tsuen, 4 in Shek Kong and 2 in Nam Sang Wai<sup>2</sup>. Of them, 7 were approved and 3 were rejected. All the 10 applications were considered before the adoption of the more cautious approach by the TPB since 14.8.2015.

**B. 7 Approved Applications**

2. The 7 approved applications generally in line with the Interim Criteria as summarized below:

Application No. (Decision Date)	Footprint of Small House in			Sympathetic/ Favourable consideration under Interim Criteria ?
	“R(D)”	‘VE’	General Shortage of land in “V” zone	
A/YL-SK/139 (14.3.2007)	100%	100%	✓  (insufficient land for 10-year demand but adequate to meet the outstanding Small House applications)	Y
A/YL-SK/140 (14.3.2007)		91%		
A/YL-SK/141 (14.3.2007)		100%		
A/YL-SK/198 (3.1.2014)		67.2%		

<sup>1</sup> Including also those partly in “V” zone and/or partly in ‘VE’.

<sup>2</sup> Due to updating of ‘VE’ information by Lands Department, the 4 applications in Shek Kong and 2 applications in Nam San Wai are now no longer in ‘VE’.

Application No. (Decision Date)	Footprint of Small House in			Sympathetic/ Favourable consideration under Interim Criteria ?
	“R(D)”	‘VE’	General Shortage of land in “V” zone	
A/YL-TYST/298 (25.11.2005)	50% (50% in “V”)	50%	✓  (insufficient land for 10-year demand. No information on outstanding Small House applications.)	Y
A/SK-HC/177 (5.3.2010)	77% (23% in “V”)	100%	✓  (insufficient land for 10-year demand but adequate to meet the outstanding Small House applications)	Y
A/SK-HC/234 (13.6.2014)	Involve the same site			

**C. 3 Rejected Applications**

3. The 3 rejected applications did not in line with the Interim Criteria as summarised below:

Application No. (Decision Date)	Footprint of Small House in			Sympathetic/ Favourable consideration under Interim Criteria ?
	“R(D)”	‘VE’	General Shortage of land in “V” zone	
A/YL-NSW/136 (21.11.2003)	100%	100%	×	N
A/YL-NSW/138 (21.11.2003)		100%		
A/YL-TYST/483 (24.9.2010)	About 50% (about 12.3% in “V”)	12.3%	✓  (insufficient land for 10-year demand but adequate to meet the outstanding Small House applications)	N

Advisory Clauses

- (a) if provision of an access road is required for the proposed development, the applicant should ensure that such access road (including any necessary filling/excavation of land) complies with the provisions of the relevant statutory plan and obtain planning permission from the Town Planning Board where required before carrying out the road works;
- (b) to note the comments of the Director of Environmental Protection that septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person;
- (c) to note the comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to his department's standard; and
- (d) to note the comments of the Director of Fire Services to observe the 'New Territories Exempted Houses - A Guide to Fire Safety Requirements' published by the Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by the Lands Department.

